AGENDA
ZONING BOARD OF APPEALS
January 2, 2020
7:00 P.M.
City Council Chambers

1. Call to Order and Roll Call

2. Citizens Comments- This is an opportunity for the public to address the ZBA on non-agenda related items. Comments made during this section of the agenda that require a response will be referred to the appropriate City staff member or official for follow-up at a later date.

3. Approval of Minutes – December 5, 2019

4. ZBA Cases / Public Hearing
   a. ZBA 01-20, Area Bulk Variance to allow signage in the M-2, Multi-Family Residential District to exceed the area of multiple dwelling signs permitted and allow a sign to be constructed at an area of 32 square feet for the property addressed as 21 Northbrook Circle, Fairview Heights, Illinois, St. Clair County PIN 03-28.0-403-014.

5. Old Business – None

6. New Business - None

7. Announcements

8. Adjournment
The Fairview Heights Zoning Board of Appeals meeting was held on Thursday, December 5, 2019 in Council Chambers at the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois and called to order at approximately 7:00 p.m. by Chairman, Cheryl Bunfill.

1. **ROLL CALL** found the following members present: Cheryl Bunfill(Chairman), Chuck Peterson, Cleater Wicks, Terry Fowler, and R.J. Abernathy. Also, present were Andrea Riganti, (Director of Land Use & Development), Kendra Tucker (Secretary), and Andrew Hoerner(City Attorney).

2. **MINUTES** – Mr. Abernathy made a motion to approve the minutes of October 3, 2019. Ms. Wicks seconded.

   VOTE: Unanimous.

3. **COMMUNICATIONS**

   None.

4. **PUBLIC HEARINGS**

   ZBA03-19, Area Bulk Variance – John Hunn, 9800 St. Clair Avenue, Fairview Heights, IL. 62208 (03-30.0-106-012)

   Director Riganti presented the board with the staff advisory.

   The applicant was present.
   John Hunn of 9800 St. Clair Avenue, Fairview Heights, IL was sworn in.

   Mr. Hunn explained the request to the board, provided the board with a five-page project report, and a letter of support from his neighbor.

   The board requested clarification of what materials would be used on the accessory structure. The applicant stated it would have a shingled roof and match the primary structure.

   Mr. Peterson asked the applicant if this structure was intended for commercial use. The applicant stated that it was for his personal use only.
Mr. Abernathy makes a motion for approval.

Based upon review of the request, Board member Abernathy moves to recommend approval of ZBA03-19, an Area Bulk Variance to allow an accessory structure in the “C” Conservation District to exceed the square footage of the principal structure and be constructed at 2,400 square feet for the property addressed as 815 Lincoln Highway, Fairview Heights, Illinois. St. Clair Co. PIN 03-27.0-215-027 for the following reason(s):

Area/Bulk Variance

1. The request will not be injurious or detrimental to the public health, safety and welfare.

2. The applicant is requesting a variance for the use of the property due to the property being of an adequate size to accommodate structure.

3. Strict application of the Code would deprive the applicant of reasonable use of the property (land).

4. The request would not alter the essential character of the area.

5. The request will not extend the nonconformity.

Ms. Wicks seconded

VOTE: 4 YEAS; Abernathy, Fowler, Wicks, and Bunfill

1 NAYS; Peterson 2 ABSENT; Prescott & Petroff

ZONING BOARD RECOMMENDATIONS

Based upon the application materials and proposed plans, the Zoning Board of Appeals recommends Approval of the aforementioned Area Bulk Variance contained in ZBA03-19, for property located at 9800 St. Clair Avenue.

5. UNFINISHED BUSINESS – None

6. NEW BUSINESS – None

7. ANNOUNCEMENTS – Ms. Riganti thanked the members of the board that attended the Planning and Zoning Workshop.

8. ADJOURNMENT – Abernathy moved and Wicks seconded to adjourn. This meeting was adjourned at approximately 7:20 p.m.

The next regularly scheduled meeting of the Fairview Heights Zoning Board of Appeals is Thursday, January 2, 2019, at 7:00 p.m. in Council Chambers at the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.
Respectfully,

Andrea Riganti, Director
Land Use & Development Department
AR/kt
APPLICATION NUMBER: ZBA-01-20

REQUEST: Area Bulk Variance to allow signage in the M-2, Multi-Family Residential District to exceed the area of multiple dwelling signs permitted for the property addressed as 21 Northbrook Circle, Fairview Heights, Illinois. St. Clair Co. PIN 03-28.0-403-014.

APPLICANT NAME: Andrea Sczepanski, 21 Northbrook Circle, Fairview Heights, IL 62208

MEETING DATE: January 2, 2020

ZONING: M-2 Multi-Family Residential

LAND USE: Apartments

ZBA 1-20

Subject Property

January 2, 2020
STAFF ADVISORY

1. **BACKGROUND**

The City of Fairview Heights Development Code divides the City into districts and establishes standards for lot width, yard setbacks, area, and more. The standards vary amongst zoning districts and are specific to the characteristics of each. In addition, the Development Code establishes standards for parking, lighting, signage, accessory uses and more.

The subject property located at 21 North Circle Drive is zoned M-2 Multiple Family Residential. It is an apartment complex known as Long Acre Ponds. The applicant is requesting a variance to section 14-7-3.c which states:

<table>
<thead>
<tr>
<th>14-7-3</th>
<th>ALL RESIDENTIAL AND CONSERVATION DISTRICTS.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A)</td>
<td>Signs On Premises. Permitted signs may be anywhere on the premises, except as restricted by Section 14-4-4(A), or if ground-mounted, the top shall not be over <strong>five (5) feet</strong> above the ground, and if wall-mounted, shall be flush-mounted and shall not project above the roof line. Lighting, if used, shall be white.</td>
</tr>
</tbody>
</table>

| (B)    | Size Of Dwelling Sign. A sign not exceeding **five (5) square feet** in area shall be permitted per dwelling unit. The sign per dwelling shall indicate only the name of the occupant and may include the address. |

| (C)    | Area Of Multiple Dwelling Sign. For multiple dwellings, **one (1)** additional sign totaling **six (6) square feet** in area shall be permitted. The additional sign area permitted for multiple dwelling shall only be for identification of the building. |

2. **DISCUSSION**

**Context**
The subject property is located in the mid-southern portion of the City, north of Longacre Drive and just west of North Illinois Street. It includes an apartment complex with about 252 units. There are two entrances into the complex located off of Longacre Drive. The complex was constructed in 2006 and does meet all current zoning regulations and has no substantial outstanding building or property maintenance violations.
Reason for the Request
Signage for the existing development includes two concrete and brick faced pillars at each of the two entrances. The maximum area of multiple dwelling signage is six square feet. The existing signage meets this maximum.

To provide additional identification and increase sign visibility from Longacre Road, the applicant is seeking to add a monument sign on the property. A “V” monument sign with a total sign face area of 64 square feet is proposed. The additional sign would exceed the maximum square footage allowed for multiple dwelling signs. The proposed location of the sign is the center of the parcel frontage north of Longacre Drive. The area is currently a grassy area with some seasonal plantings. No trees or other vegetation is proposed to be removed to allow for the sign installation, if permitted.
Proposed Location and Rendering

- Front post 15' from curb
- Each sign face is 8'x4'
- Each sign post is approx. 65" tall above ground

Site area: 762,496 sf
Total Number of Units: 232
Parking Spaces: 398
14 Garages: 84
7 Carports: 42
Total Spaces: 524
3. **AREA-BULK VARIANCE CRITERIA**

In accordance with 14-10-13 Zoning Board of Appeals: Powers, Duties, Procedures, no area-bulk variance in the application of any provisions of this Code shall be recommended by the Board, unless it finds:

(a) That special circumstances or conditions fully described in findings of fact apply to the land or buildings for which the area-bulk variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to the land or buildings in the neighborhood, and that said circumstances or conditions are such that strict application of the provisions of this Code would deprive the applicant of a reasonable use of such land or building;

(b) that, for reasons fully set forth in the findings, the recommending of the area-bulk variance is necessary for the reasonable use of land or buildings, and that the variance as recommended by the Board is the minimum variance that will accomplish this purpose;

(c) that the recommending of this variance will be in harmony with the general purpose and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in making its recommendations shall take into account whether the conditions of the subject premises are peculiar to the lot or tract described in the petition. Should it be determined that the conditions are part of the general condition of the neighborhood, then it shall be so noted and the Board may recommend appropriate corrections to Code.

**Exhibits**

1. Application and Supporting Documents
2. Public notice
3. Draft Findings of Fact
APPLICATION FOR SIGN VARIANCE

Land Use and Development Department
Fairview Heights City Hall
10025 Bunkum Road
Fairview Heights, IL 62208
Phone (618) 489-2060

<table>
<thead>
<tr>
<th>Case Number Assigned:</th>
<th>ZBA01-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Application Received:</td>
<td>11/14/19</td>
</tr>
<tr>
<td>Date Set for Hearing:</td>
<td>1/2/20</td>
</tr>
<tr>
<td>Name of Newspaper and Publication Date:</td>
<td></td>
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<tr>
<td>Publication Fee Paid:</td>
<td></td>
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<tr>
<td>Date Proof of Public Notice Sign Provided:</td>
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<tr>
<td>Zoning District of Property:</td>
<td></td>
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<tr>
<td>Recommendation of ZBA:</td>
<td></td>
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<tr>
<td>Date of City Council 2nd reading:</td>
<td></td>
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<td>Action by City Council:</td>
<td></td>
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</tbody>
</table>

All information must be completed and submitted herewith. Applicants are encouraged to visit the Land Use and Development Department for any assistance needed in completing this form.

1. Name of property owner(s): Longacre Ponds Apartments
   Mailing address: 21 Northbrook Circle, Fairview Heights
   Phone: 618-394-0320
   E-Mail: longacre_mgr@catalyst-ps.com

2. Name of applicant (if other than owner): Andrea Szepanski
   Relationship to owner (contractor, family member, lessee, etc.): Employee
   Mailing address: 21 Northbrook Circle, Fairview Heights, IL 62208
   Phone: 618-394-0320
   E-Mail: longacre_assst@catalyst-ps.com
3. Address of property: 21 Northbrook Circle, Fairview Heights
   Parcel (Tax) ID number: __________________________________________
   Present use of property: Apartment Complex - Rentals
   Zoning district: _________________________________________________

4. Variance requested (be specific): To put up a sign visible from both on coming
   directions of traffic along Longacre Rd., on the property. Two 8' x 4' panels
   angled as a V, 15' from the curb on Longacre Drive ________
   ____________________________________________________________

5. Hardship: What unique physical characteristics of the subject property are cause for
   allowing reasonable relief from Development Code sign regulations?
   ( ) Too narrow ( ) Topography ( ) Soil
   ( ) Too small ( ) Drainage ( ) Sub-surface
   ( ) Too shallow ( ) Shape ( ) Other: _________________________
   Please describe:
   There are currently two concrete/brick faced property signs, parallel to Longacre Dr., at two entrances. Placement
   of the new sign would be in between the two signs and
   on the property.

6. Are the conditions of hardship for which you request a variance peculiar only to the
   property described by this petition? (x) Yes ( ) No
   If "no", how many other properties are similarly affected? ________________

7. Was the hardship created by the action of anyone having property interest in the land
   after the Development Code was adopted? ( ) Yes (x) No
   If "yes", please describe: _________________________________________
   _____________________________________________________________
8. Was the hardship created by any other man-made change; such as the relocation of a road? ( ) Yes (x) No  
If “yes”, please describe: 
____________________________________________________________________________________
____________________________________________________________________________________

9. A sign variance is requested for the property described above in conformity with the documents submitted herewith.

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

I consent that the entry in or upon the premises described in this application by any authorized official of Fairview Heights, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Signature of Owner: ____________________________ Date: ____________________________

Signature of Applicant: ____________________________ Date: 11-14-19
PERMANENT SIGN APPLICATION & PERMIT

Sign Permit No: __________

Instructions to Applicant: (PLEASE PRINT CLEARLY) - The following information MUST be completed and submitted along with COLOR RENDERING of the proposed sign and a SITE PLAN showing the location of the proposed sign in relation to building and lot lines. Applicants are encouraged to visit the Lane Use & Development Dept. for any assistance needed in completing this form. Original (not faxed) signatures are required. The plans & specifications submitted with this application must be in conformity with the sign regulations applicable to the subject property. Changes in plans or specifications shall NOT be made without written approval of this office. Failure to comply with the above shall constitute a violation of the sign regulations.

Date: 10-30-19

Business Registration Complete? ✓ YES NO

Company Name: Longacre Ponds Apartments

Applicant Name: Andrea Szepanski
Phone #: (618) 394-0320

Applicant Address: 21 Northbrook Cir, Fairview Heights, IL 62208

Property Interest of Applicant: (✓) Owner ( ) Purchaser ( ) Lessee ( ) Other

Owner Name: (if different from applicant) MF Blue Valley Npts, LLC

Owners Address: 3900 Wisconsin Ave NW, Washington, DC 20016

Business Name (on sign) Longacre Ponds Apartments

Location of Property: 21 Northbrook Cir, Fairview Heights

Zone Dist. __________

Type of Business (define) Apartment Complex

(Site Plan or Legal Description attached - showing lot/block/subdivision/metes & bounds)

Type of Sign: (check two)

✓ Freestanding
Ground Mounted
Wall Mounted
Roof Mounted
Combination
Other (Specify)

✓ Business
Church
Identification
Residence
Professional Office
Directional

NEW BUSINESS __________
EXISTING BUSINESS ✓ EXISTING BUSINESS RELOCATING __________

COST OF SIGN: $4808.00 (information MUST be provided)

SEE REVERSE SIDE
Frontage: Width of front lot line: ________ feet
Width of building front: ________ feet
Setback of freestanding sign from front lot line: ________ feet
Height of sign from ground to top of sign: 65"
Size of sign: 8' Width 4' Height 32' Total Square Footage
Illumination: interior neon - non-flashing flood lights non-illuminated
Contractor/Installer: Prosign by Design
Address: 1144 Lebanon Ave, Belleville, IL 62221
Phone #: 618-222-7240

Is there EXISTING electrical supply to this sign? YES NO
Are there any EXISTING signs on this property? YES NO

I certify that all of the above statements and those contained in any papers or plans submitted herewith are true and accurate.

Applicant's name (please print) Andrea Szepanski
Applicant's Signature Date: 10-30-19
Property Owner's Signature:

Permit issued on 200___.

By: ____________________________
Administrative Official

Sign Permit Fee $50.00
Sign @ .25 per sq ft $____
Electrical Fee $____
TOTAL Permit Fee $____

Final inspection performed on 20__ and sign was found to be in compliance with the City's sign regulations.

By: ____________________________
Administrative Official
PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Zoning Board of Appeals on Thursday, January 2, 2020 at 7:00 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois at which time and place the Zoning Board of Appeals will consider an Area Bulk Variance to allow signage in the M-2, Multi-Family Residential District to exceed the area of multiple dwelling signs permitted and allow a sign to be constructed at an area of 32 square feet. The property is addressed as 21 Northbrook Circle, Fairview Heights, Illinois. St. Clair Co. PIN 03-28.0-403-014.

Request was made by Andrea Sczepanski, 21 Northbrook Circle., Fairview Heights, IL 62208.

All persons desiring to comment on this proposal may appear at said hearing and be heard thereon.

Dated December 10, 2019

FAIRVIEW HEIGHTS ZONING BOARD OF APPEALS

BY: Cheryl Bunfill

ZBA01-20
FINDINGS
ZBA01-20

Board member _________________ moves to recommend (approval/denial) of ZBA01-20, an Area Bulk Variance to permit the maximum square footage for multiple dwelling signage to be increased to ___’ for at 21 Northbrook Lane, Fairview Heights, Illinois.

Area/Bulk Variance

1. The request will not be injurious or detrimental to the public health, safety and welfare.

2. The applicant is requesting a variance for the use of the property due to the need to enhance the development's identity and increase visibility.

3. Strict application of the Code would deprive the applicant of reasonable use of the property.

4. The request would not alter the essential character of the area.

5. The request will not extend the nonconformity.